

STAFFORD COUNTY
AGRICULTURAL AND PURCHASE OF DEVELOPMENT
RIGHTS COMMITTEE MINUTES
August 27, 2012

The meeting of the Stafford County Agricultural and Purchase of Development Rights Committee for Monday, August 27, 2012, was called to order at 7:09 p.m. by Chairman Tom Coen in the County Administration Conference Room of the County Administration Building.

Members Present: Coen, Adams, Clark, McClevey, Hunt, and O'Hara

Members Absent: DeBernard

Staff Present: Baker, Magwood, and Harbin

1. Call to Order

Mr. Coen called the meeting to order at 7:09 p.m. He asked Ms. Magwood to call the roll. She stated there were six of the seven members present and there was a quorum.

Mr. Coen stated the first item on the agenda was the approval of the June 25, 2012 minutes.

2. Approval of Minutes

- June 25, 2012

Mr. Adams made a motion to accept the minutes, Mr. O'Hara seconded. The motion passed 6 to 0 (Mr. DeBernard was absent). Mr. Coen proceeded to the staff update.

3. Staff Update

Mrs. Baker said before she started with what was on the agenda, she would like to introduce John Harbin. She stated he was the new environmental planner that replaced Mike Lott and he would be joining in on the PDR action and assisting as we go forward. She asked everyone to introduce themselves so John would know who everybody was. After everyone was introduced Mrs. Baker stated there were three guests present and we would get to them on the agenda as quickly as possible.

- Resignation of Tom Coen

Mrs. Baker stated Mr. Coen had presented a resignation letter and tonight would be his last meeting. She stated he would continue to run the meeting tonight and effective at the next meeting re-elections would be held to fill that office. She stated it would be the first thing on the agenda. Mrs. Baker stated she has had the opportunity to work with Mr. Coen for approximately six years in an official capacity, but before that we was around in an unofficial capacity. She stated in her opinion he has done a lot for the Ag community and his leadership will certainly be missed on this committee and there would be cake at the end. Mr. Coen thanked Mrs. Baker and stated in his opinion the committee was awesome and he had enjoyed working with the group. He stated since he was teaching at Germanna four nights a week, he did not feel it would be fair to shift the committee meetings to Friday night.

***AGRICULTURAL AND PURCHASE OF DEVELOPMENT
RIGHTS COMMITTEE MINUTES
August 27, 2012***

- Purchase of Development Rights Program

Mrs. Baker moved on and stated she had prepared a summary sheet of the 2009 program so the committee could see a comparison of how much money we had and how much we spent. She stated that the committee has \$157,000 that came from the rollback tax over and above the budgeted amount of \$80,000. So in addition to the \$66,000 that we had from the previous year rollback and the \$66,000 from the State, currently there was \$132,000 from 2012 funds. The state will be rolling out another application round in October and we will be hearing more about that at the September 5th quarterly PDR Managers meeting. She stated we would be looking at a potential for about \$100,000 to match our \$157,000. We likely would not get up to \$157,000 match because they have \$1.2 million and that has to spread among the number of applicants. Last year they had 13 applicants and each locality received a maximum of \$110,000. She stated we will submit our \$157,000 and see how much we get from that. Mrs. Baker stated that could give the Committee a potential for \$389,000 to do the next program round which compares to the \$600,000 we had last time. She stated the Committee had dropped the amount from \$30,000 to \$25,000 per development right. She stated the valuation and the methodology would be discussed further under new business. She stated she wanted to share the summary information and under new business later on the agenda, there would have to be a vote to move forward with the program round.

Mr. Adams stated currently with no match we could get about 11 development rights and with the match we could get 15. Mrs. Baker stated she did not do her math based on that, she stated you would need \$150,000 to do the minimum 20 acre parcel which averages about 6 development rights. Mrs. Clark stated she thought the Committee had used 4.5 acres instead of 6 acres to determine the number of development rights. Mrs. Baker stated that is how it averages out, but she was just using the straight 3 acre lot minimum and providing an estimate, but it would be based on various factors. She stated there is a potential for maybe a 40 or 50 acre parcel.

Mr. Coen suggested the Committee wait to get into that and allow the guests' time to present their part. Mrs. Baker agreed. Mr. Coen moved on to farmers markets under new business.

4. New Business

- Farmers Markets
 - Discussion – Anne Kadis, Stafford County Innovations Team

Mrs. Baker stated Mr. Marshall Locklear was present to talk about a new application that the Committee needs to review for a market on Garrisonville Road. She stated Anne Kadis was present to discuss farmers markets in general, looking at it from the County standpoint and potential for future markets. Mrs. Baker stated she was not sure how the Committee would want to go through this and then also talk about the process and regulations. She stated the application had come in and we don't have the regulations officially established. That was something that was envisioned to be done by the Committee, and they would be updated annually, but the Committee could review this on a case by case basis. She stated that whether we talk about the specifically about the conditions or regulations,

***AGRICULTURAL AND PURCHASE OF DEVELOPMENT
RIGHTS COMMITTEE MINUTES
August 27, 2012***

we may want to look at the single market up on 610 and follow up with our process and regulations in general and putting those into place.

Mr. Coen asked the Committee if they had any preference. Mr. O'Hara stated in his opinion Anne should go first to discuss the issue in general. Mr. Coen agreed.

Anne Kadis stated she was present to let the Committee know what was being done in the County. She stated she was a member of the Innovations Team, which was made up of people from all of the different departments in the County. She stated she was a Social Worker and works in the Department of Social Services. She stated when she joined the Committee she asked for a farmers market in the County, here in the Government Center. She stated when she went to training in Warrenton there was a farmers market on the grounds of the hospital. She stated it was on Wednesday morning and a great location. She stated the employees were benefited from the farmers market as well as the public. She stated she brought the idea to the Innovations Team and everyone liked the idea. Ms. Kadis stated Michael Muse, the Director of the Department of Social Services, was also pushing her because the cliental the department works with would benefit through the EBT program. She stated for \$10 worth of EBT credits clients could purchase \$15 worth of fresh produce. Ms. Kadis stated there was a lot that needs to be done and she is talking about a final vision. She stated the Department of Social Services was doing some ground work, there was an interest but it could not be done on a court date because of parking and there are logistics to be considered. She stated there was a core group of people that was very interested in having a farmers market in the summer, Monday through Friday that would benefit the employees and the public. She stated many of their clients ride the FRED bus and sit and wait, which was another reason for them to come here. She stated there was an interest but it has not yet been presented to the Leadership team, Anthony Romanello and his group. She also stated she was aware the Committee was doing a lot of work with the application process and the regulations and she was excited that was being done.

Mrs. Clark stated she was excited to see it because when it was tried in the early 90's, the County did not want to have anything to do with it on their facility.

Mr. Locklear asked what happened to the one four years ago. He stated now there is a lawyer's office where the restaurant was located. He stated he was told four or five years ago that the County was going to build a market there.

Mrs. Kadis stated she did not know the history, and she heard that he was saying there have been blocks along the way. She stated she was a social worker and had the backing from her Director and her Supervisor. She stated there is a lot that had to be done to bring it to fruition and she was presenting it to the Leadership Team.

Mr. Coen stated when meetings were held for the Comp Plan there were citizen input session and there was mention of having a farmers market here. He stated he also thought farmers markets were discussed when there was discussion concerning the new court facility. Mr. Coen stated just to let everyone know that a couple of things that have created road blocks was 1), finding someone to be a manager. He stated that was a big obstacle. Some counties will have a staff person in charge and some will hire someone from the outside.

***AGRICULTURAL AND PURCHASE OF DEVELOPMENT
RIGHTS COMMITTEE MINUTES
August 27, 2012***

Ms. Kadis stated she spoke with Guy Mussey from the Extension Office and he explained all of that to her.

Mr. Locklear suggested that Ms. Kadis take a day and go around to all the markets in the area and she might understand a little bit more about it. He stated he has been to markets from Macon, Georgia to Fairfax, over the last 10 to 12 years. He stated when you get down and dig into it and find out what is going on it is the same dirty story that you see all over. Mr. Hunt asked what the dirty story was. Mr. Locklear stated he would discuss it later because he did not want to talk in public. Mr. Coen stated Mr. Adams has great experience because he has worked at some and suggested he might be a resource just to get some information. Mr. Locklear stated it was his understanding after elections, they would be cleaned up. He stated there were people that have been shut down and are back in the markets again. Mr. Locklear went into detail concerning an incident concerning insurance and an accident. He stated the vendors must have insurance. Mrs. Baker stated that is why the Committee was looking at establishing the processes and regulations so that there is something that is followed by this Committee.

Ms. Kadis stated her job was to put that vision into the leadership team of Stafford County. She stated she was not signing on as a manager, she could not do that as a 40 hour a week employee, but it was to get the leadership team to support the vision and allow this Committee to do all the work required to bring a market to Stafford. She stated that was why she was present, to tell the Committee there was a team in Stafford that has embraced her vision and given her the go to do what she could.

Mr. Coen thanked Ms. Kadis and stated through the years on this Committee, there has been a strong feeling by members to try to do that vision. He stated she would get support from members of the Committee. Ms. Kadis stated she understands the Committee has a lot to work out to build the foundation of the reality of having farmers markets here. Mr. Coen asked her if she would feel comfortable consulting with the Committee. Ms. Kadis stated she was very interested in the regulations and the application process. Mr. McClevey stated the information should be filtered to Ms. Kadis. Mrs. Baker stated she would include Ms. Kadis in future discussions. Mr. O'Hara asked if the property the County Administration Center was on was zoned compatibly with the way the ordinance was written. Mrs. Baker stated yes. Mr. Adams stated the only question you would have on this property initially would be how many additional parking spaces are there beyond the required. Mrs. Baker stated all of that information was on record, and could be found. She stated knowing how full the parking lot is every day of the week that will be the biggest issue. She stated, not speaking for the leadership team, but in her opinion the concern of having sufficient parking and not conflicting with regular county business will be their greatest concern. She stated it would depend upon the hours and those are things the leadership team would have to discuss and take into consideration. Mrs. Baker asked Mr. John Howe the hours at the Spotsy Government Center. Mr. Howe stated he did not have it at the Spotsylvania Government Center any longer. He stated they were open at the Gordon Road commuter lot Saturday mornings from 8:00 AM to 1:00 PM and then at the Spotsylvania Regional Medical Center Wednesday afternoons. Mrs. Clark stated in her opinion there might be some interest brewing at Stafford Hospital as well and she did not think there would be a need for a market at the Government Center and the Hospital. Ms. Kadis stated as a Social Worker with the Department of Social Services here and with the FRED bus stop, she would really like to keep it here. She stated in

***AGRICULTURAL AND PURCHASE OF DEVELOPMENT
RIGHTS COMMITTEE MINUTES
August 27, 2012***

her opinion it would benefit more of the population. Mr. Adams stated there would need to be at least 75 parking spaces and told her to follow up with Mrs. Baker. Mrs. Baker stated it was not just the mathematics, the would have to take into consideration even if we had 75 extra parking spaces on paper, this lot is full.

Mrs. Clark stated when the Committee was writing the Ordinance a comment was made that the County owns property on the other side of Courthouse Road by the firehouse and McDonalds and that might be an option at some point. Ms. Kadis stated down the road when the new interchange is in, there will be very little traffic on Courthouse Road west and it may be more family friendly for walking. Mr. Coen thanked Ms. Kadis again and moved on to Garrisonville.

- Farmers Market at Garrisonville Road and Barrett Heights Road
- Process and Regulations

Mrs. Baker passed out a current copy of the farmers' market ordinance and a general plan showing the property where Mr. Locklear is proposing a market. She stated he approached the Planning office and met with the zoning staff a couple of weeks ago about this location, so he has been working with them as far as the zoning piece and that is when staff indicated that he would have to come through the Committee and we would work with him. Mrs. Baker asked Mr. Locklear to give an overview of what he was proposing.

Mr. Locklear stated he was proposing to start out with two vendors. He stated he was sort of making it up as he went along because there was not application. He stated he has talked with VDOT concerning the entrance and they would have a 40 by 50 gravel parking lot, because three parking spaces plus 20 feet. Mrs. Clark asked if the location was next to the post office. Mr. Locklear stated yes. Mr. Locklear stated he was proposing to start out with a 12 by 16 skid building, which was a metal building. He state in his opinion that would be better and more presentable. He stated the demand is there because people are asking him every day when it will get started. He state he has people coming on weekend from Dale City and Fredericksburg and there are markets in both places. Mrs. Clark asked if his vendors were producer vendors. Mr. Locklear said they have a 300 acre farm. Mrs. Clark asked if he was a producer vendor. Mr. Locklear state he was not; his product comes from Hanover from a farmer who has 50 acres. Mrs. Clark asked Mr. Locklear what his vision was for this market, was it a grower market or a resale market. Mr. Locklear responded by saying he does resale and he does grower.

Mr. Coen asked Mr. Locklear if he envisioned more than two vendors in the future. Mr. Locklear stated if he could get it working. He stated he wants to do this market in addition to the other market he has. He stated he submitted his application to VDOT on July 24th, when he found out his previous contract expired and has not heard anything. Mr. Coen asked if the entrance was off of Route 642. Mr. Locklear stated yes and explained on the back corner of Route 642 VEPCO has an easement, and the entrance would be a 52 foot with 40 by 50 foot parking with crush and run as a base with blue stone on top. He stated at some point he would like to pave, but this is just the proposal for starting. Mr. Locklear stated there would also be trash service there.

Mrs. Baker stated the Committee would need to see the total area sales including the building and the potential area for any pop-up tents. She stated that was how the parking would be calculated. She

***AGRICULTURAL AND PURCHASE OF DEVELOPMENT
RIGHTS COMMITTEE MINUTES
August 27, 2012***

explained if you had five 10 by 10 tents out there, the square footage would have to be counted in addition to the building, and those would be the vendor areas. Mr. Locklear stated currently he has a pop-up with a building, and he was told 3 parking spaces. Mrs. Baker stated for each vendor. She explained if there were potentially up to 5 vendors with pop-up tents, that would have to be calculated. She stated before she could determine the amount of parking she would need to know the size of the tents, the size of the building and the total number of vendors. She stated the Committee needs that information in order to review the application.

Mr. Locklear stated he would have a 10 by 12 building and a 10 by 10 pop-up. Mrs. Baker explained if he was planning for more than that, she would suggest it be done now otherwise it would have to come back before the Committee as vendors are added. She stated the zoning permit would be good for one year and suggested again that Mr. Locklear go with the maximum that he was proposing.

Mr. Adams asked what would be the maximum number of vendors envisioned. Mr. Locklear stated that he has five vendors at his current location and did not think he would go over that amount. Mr. Coen asked if it was five including Mr. Locklear. Mr. Locklear responded yes, that would be the maximum. Mr. Adams asked if he was going to have five vendors and three parking spots for customers. Mr. Locklear stated no, three for each vendor plus 20 feet. Mrs. Clark stated each pop-up would take three spaces.

Mr. Coen asked Mrs. Baker what the Committee would need to do today. Mrs. Baker stated if the Committee was going to establish any conditions that Mr. Locklear would need to follow, such as having a market manager, he would need to give the Committee more information. Mr. Locklear stated he has a state approved kitchen and he sends that information to the County and to the State.

Mr. Howe stated depending on what was being produced, the Virginia Department of Agriculture has purview over certain kitchen facilities and the Health Department has purview over other kitchen facilities. Mr. Locklear stated barbeque was under the County. He stated in his rules and regulations it stated you needed a health permit, but it did not say it had to be Stafford County. Mrs. Clark asked Mr. Locklear if he just envisioned produce. Mr. Locklear said yes, produce. Mrs. Baker stated what the Committee would need to have on file and sign off on is the market manager, the total number of vendors, a list of who the vendors are, their contact information, what they are selling, the days and hours of operation, and the ultimate size of the sales areas. Mrs. Clark stated at some point in time the Committee would need a copy of the rules and regulations. Mr. Locklear state he had rules and regulations already. Mrs. Baker stated that it would be helpful for the Committee to see. Mr. Locklear said they were rules and regulations he got from the county in May and somebody should have a copy. Mrs. Baker told Mr. Locklear he was coming in before the rules and regulations had been established. Each market was required to have its own rules and regulations as established by the market manager. She stated the Committee would have to sign off on the copy of his rules and regulations.

Mr. Locklear agreed to provide his rules and regulations to the Committee and asked for clarification on the parking requirements. He asked again if it was three spaces per vendor. Mrs. Baker stated she would meet with the Zoning Administrator to see how they would determine that based on the size of the market proposed. Mr. Locklear stated there were no rules out there. Mrs. Baker stated there are parking rules based on outdoor sales areas and that would be what they would go by. A brief

**AGRICULTURAL AND PURCHASE OF DEVELOPMENT
RIGHTS COMMITTEE MINUTES
August 27, 2012**

discussion ensued between Mr. Locklear and Mrs. Baker concerning the building and tent sizes. Mrs. Baker stated that would have to be included in the calculation in order to come up with the parking. She stated if there was a cap of five vendors, parking would be required for five vendors and customer parking.

Mrs. Clark asked Mr. Locklear what his timeline was because he was presenting the request before the Committee was ready to receive any applications. She asked what would happen if the Committee did not act for two months. A brief discussion ensued between Mr. Locklear and the Committee members.

Mr. Coen asked again when Mr. Locklear would want to have the building up and be operational. Additional discussion ensued.

Mrs. Baker said they would use the zoning permit as the application. The Committee can approve the supporting documentation provided by Mr. Locklear. Mr. Locklear said he would provide the supporting documentation.

Mrs. Clark stated the one thing the Committee has not clarified... when people come to a farmers market; they assume they are buying local food. She said the Committee needs to have the discussion about where the produce would come from. Mr. Locklear stated in places such as Roberson County, North Carolina, there are farmers everywhere and they still bring produce in from other areas. Mrs. Clark stated she did not deny he had the right to buy and resell as a proprietor but her issue was calling that a farmers market because it was buying and reselling. She stated she did not want the very first farmers market approved in Stafford County under the new ordinance to be a place where it is mostly buy and resell.

Mr. Adams stated he thought one of the ways to address Mrs. Clark's concern would be that all products sold at Stafford County farmers markets have to be grown within 200 miles of market locations no matter who sells them. Mrs. Clark agreed. She stated the Committee has not had the opportunity to have that conversation. Discussion ensued between Mr. Locklear and the Committee. Mrs. Baker asked someone to read the definition of farmers' market aloud. Mr. Adams read - *A building, structure or place used by two (2) or more individuals for the seasonal sale of agricultural, horticultural or aquacultural produce and accessory/incidental merchandise. Accessory/incidental merchandise includes garden accessories, baked goods, floral supplies, similar type items directly related to the culture, care, use of, or processing of the principle use.* Mrs. Clark stated it does not say anything about growing it yourself. Mrs. Baker reminded the Committee they have had discussion in the past because Spotsylvania, Fredericksburg and King George all have limitations on the distance where the produce comes from. She stated Fredericksburg had a requirement that a percentage of the produce had to come from the 100 mile radius. That is what the Committee would need to decide. If there would be limitations, they should be part of the general guidelines that the Committee would develop. Mr. O'Hara stated the regulations could be more restrictive than what was in the ordinance. Mr. Coen agreed. Mrs. Baker stated since this request was in advance of any rules and regulations, the Committee could set conditions on this particular market.

***AGRICULTURAL AND PURCHASE OF DEVELOPMENT
RIGHTS COMMITTEE MINUTES
August 27, 2012***

Mr. Locklear stated the Committee was making up the rules as it went along. Mrs. Baker stated it was a brand new ordinance. Mr. Hunt stated you keep saying we are making up the rules but the truth of the matter is we are making the rules up now. Mr. Locklear asked a month ago and was told he needs to fill out an application, but there is no application. Mrs. Baker said they were going to use the zoning application. Mr. Hunt stated, in his opinion, what you are getting from at least three Committee members was they would like the market to be locally supported, not trucked in items. He stated the Committee did talk about radius of 100 miles or 200 miles and he would support that. Mr. Hunt told Mr. Locklear he would support him setting up the business how he wanted, but he did not want to call it "Stafford Farmers Market" if it wasn't local produce. Mr. Hunt said the Committee was trying to support improving agricultural processes in the County and that was the Committee's mission and goal.

Mr. Locklear stated he knows where to go to get a good product. He stated he does sell some local produce. Mr. Coen said if the Committee had the mindset of the other counties and communities, which was using a 100 mile radius, this would include Hanover. Ideally you would be using Stafford grown, but if but it would still be within the 100 mile radius so therefore it does not preclude you from doing that. But it sticks to the Committee's ethical belief that we should be trying to promote local. Mrs. Clark stated ideally it would be that farmer bringing it to market. Mr. Locklear stated the farmers don't want to deal with the politics. Mr. Hunt asked Mr. Locklear what was stopping him from starting his own business. Mr. Adams suggested calling it Locklear's Produce and not use the words farmers market. Mr. Locklear stated that is why he was here to work it out and hash it out, because he has a good market. He stated on Saturday and Sunday he sells a lot of produce, and his vendor outsold him and he was coming from Northern Neck. Mrs. Clark asked if he was a producer. Mr. Locklear stated yes.

Mrs. Baker asked Mr. Locklear what was the farthest distance from where he brought produce. Mr. Locklear stated he hauls from different areas because certain times of the year you have to change. On occasion he has to go to Columbia, South Carolina. Discussion ensued concerning the location of produce and the products that were being sold during certain times of the year. Mrs. Baker asked Mr. Locklear if 50 percent of his produce was within a 100 mile radius. Mr. Locklear stated more than that in the summer. He stated he knows the market and Virginia only produces from May to October.

Mr. Adams stated in his opinion there were three rules the Committee could come up with that would cover a lot and say a little and keep up with the wished of the Committee. He stated you can't purchase from a wholesaler. It has got to be within a 150 or 200 mile radius of the market. Mr. Adams explained his reason for saying radius as opposed to saying grown in Virginia was because of peaches that are grown 60 miles away in West Virginia or similar things. And the third rule would be the Committee has the right to inspect the growers. Mr. Locklear stated he did not have a problem with that. Mr. Hunt stated you would not have a very effective market from September to March; it would be closed down essentially. Mr. Locklear stated except for pumpkins and Christmas trees.

Mr. Coen asked Mr. Locklear if he was comfortable with the three items Mr. Adams listed. Mr. Locklear stated he did not have a problem with them. Mrs. Baker state Mr. Locklear would have to list the growers and their locations where the produce comes from. Mr. Locklear asked for clarification concerning wholesalers and stated the apple grower he uses sells to Wal-Mart and different places.

***AGRICULTURAL AND PURCHASE OF DEVELOPMENT
RIGHTS COMMITTEE MINUTES
August 27, 2012***

Mrs. Baker stated there was a definition in the ordinance of what meets the wholesaler definition. Mr. Adams stated a vendor could produce whatever percent of the items sold, that way you could not have someone buying and reselling 100 percent. Mr. Hunt stated he would like for the first Stafford County Farmers Market to be Stafford County oriented, so he does not want it called "Stafford County Farmers Market. Mr. Locklear stated he was fine with that. Mrs. Clark stated she does not want it called a farmers market. Mr. Locklear stated it does not have to be called a farmers market, all he wants to do is sell produce.

Mr. Coen asked if it was the feeling of the Committee that there was enough information to make a decision tonight or if more information was needed. Mr. Hunt stated he did not think the Committee was ready to make a decision. Mr. O'Hara thought the regulations would need to be in place before an application is considered. He stated they would need to be done consistently at least through the year. Mr. McClevey state he was in total agreement with Mr. Hunt and Mr. O'Hara. More information was needed and the Committee wanted to be careful and wise in establishing the rules to maintain the spirit of the premise of a farmers market for Stafford County. Mrs. Clark agreed and wished the Committee had made the decision before the first applicant came in. She stated she did not have a problem with Mr. Locklear selling his items, she just did not believe it was a farmers market. Mr. Locklear stated it did not have to be called a farmers market. Mrs. Clark said then it would not come under this committee, perhaps a peddlers' license or something like that would do. Mr. Coen stated he did not feel the Committee was making up the rules as they go along. The Committee just got the ordinance and if the rules are different with the next applicant he will say the rules are being made up as it comes along. He stated to communicate with Mrs. Baker and answer some of the questions, and see if it fits under a business license.

Mrs. Baker stated that was fine, the property was zoned B-2 and he could establish a retail business there or whatever else is allowed, but the farmers market has fewer restrictions. If he were to go with the full-fledged business there then he would have to do site work. This is a temporary use so the restrictions from a zoning standpoint.... Mr. Locklear stated this is only for a year, it would have to be reviewed again. Mr. Coen stated the Committee members need more information to make a decision. Mr. Locklear stated he would get the information to Mrs. Baker by Friday. Mr. Coen asked Mrs. Baker to send the list to the members before sending to Mr. Locklear in case they wanted to make changes or additions. Mrs. Baker agreed. Mr. McClevey stated that was a good point that was made on calling it a farmers market, so that anyone using the term farmers market in its name or logo would have to come through this Committee. Mr. Coen thanked Mr. Locklear and moved on to the PDR application round.

- **PDR Program – Future Application Round**

Mr. Coen stated it was awesome to go from not getting any money to getting \$157,000. He stated when the Committee last met, the concept of going forward to the Board for more money was discussed. However, since the news of the new money, it was suggested not revisiting it with the Board at this time.

Mrs. Baker stated that the Committee did vote to send the request forward to the Board for more money, but that was before they realized we had the \$157,000. She stated at this point she wanted to

***AGRICULTURAL AND PURCHASE OF DEVELOPMENT
RIGHTS COMMITTEE MINUTES
August 27, 2012***

know if everyone was comfortable with that amount of money and going forward with another program round. Just in speaking with our money managers, it is not likely there would be any additional funding to go towards the PDR program at this time. So, with \$389,000 was the Committee comfortable going forward with another round likely beginning in January. Mr. Adams stated he was not going to participate in the discussion because if the Committee decides to go forward that he and his wife intend on applying. He asked if a decision was made to go forward, should he leave the Committee or recuse himself so there will be no conflict. Mrs. Baker stated that was something she would discuss with the County Attorney. She suggested Mr. Adams recuse himself from any discussion at this point when it comes to talking about the money and abstain from any voting. Mr. O'Hara stated he would make a motion that the Committee move through the process of getting an RFP and go through the process with the amount of money currently available and increase it as any other monies become available. Mr. Hunt seconded the motion. After a brief discussion between the Committee members, Mrs. Baker reminded the Committee that that the matching funds from the State in the amount of \$66,000 from last year would only be available until January 31, 2013 to expend that money. She stated the Committee would only have about a year to do the program, and the pilot program was done within a year. She stated she will not know if the grant money had been approved until December 31, 2012. Mrs. Clark asked when the Committee would lose the \$66,000 from the State. Mrs. Baker stated December 2013; she stated the Committee had a year from this December. Mr. O'Hara asked if the Committee had to pick a number and stick with it. Mrs. Baker explained when she submitted the application; since it was a match she would submit it for \$157,000 because that was what is on the books and the State could give any amount up to that amount. She stated if they get 20 applications we could only get \$60,000 so we would only get what they could give us. She stated she would make application for the State matching funds and it could be revisited at the October meeting. Mr. Hunt stated in his opinion the motion was to move forward with the funds the Committee currently has and try to gain whatever additional funds available. And if in fact a program cannot be executed then we don't execute a program.

Mrs. Baker stated the Committee could go ahead and revise the application, revise the information and look to have a public information meeting sometime in early January, and that would be the official call for applications. She stated last time the applications were due in April, so that would give people two months. She stated the other option would be to continue forward with only \$289,000. Mr. Coen stated he was thrilled because when getting the designated roll back money was first discussed it would be maybe five or six years before we had enough money to go forward. Mr. Coen called for a vote on the motion on the floor. The motion passed 5 to 0 (Mr. Adams abstained and Mr. DeBernard was absent).

Mrs. Baker stated one other piece was the methodology and the development right value. She inserted the new figure of \$25,000 instead of the \$30,000 from the previous round. She stated if everyone felt that was an appropriate amount, they need to determine if the methodology should remain the same. Mrs. Baker stated there may be one kink with the new cluster ordinance approved for the A-1 and A-2 zones. She stated that could potentially yield a higher number of lots for someone wanting to develop their property. Based on the set methodology, though, the number of development rights would stand. She stated if the Committee wanted to discuss at a future meeting, it could be scheduled. Mr. Adams stated that if a landowner could get 40 lots with a cluster plan, but only 20 with the formula, our formula rules. Mrs. Baker stated that is correct, because you would base it on the conventional development of the minimum lot

***AGRICULTURAL AND PURCHASE OF DEVELOPMENT
RIGHTS COMMITTEE MINUTES
August 27, 2012***

size of three acres. She stated basically with cluster you can reduce your lot size, but you have an open space requirement that needs to be met. Mrs. Baker stated perhaps at the next meeting, some potential scenarios can be laid out.

Mr. Coen stated there was a great debate during the pilot program if this was to save farm land or was it to save land that was already slated for development. He stated maybe that would be something to bring back at the next meeting and to refresh and let the new members know that history and understand that nuance. Mrs. Baker suggested the Committee members read the ordinance and the goals of the PDR program. She stated it does make a case for preserving wetlands and open space in addition to farmland. Mrs. Clark asked if the State funds were tied to farmland. Mrs. Baker stated the State funds are tied to agricultural or capable of serving as an agricultural property. She stated technically if there was a development on the table we have added criteria for that if it was a subdivision plan that has been submitted, they actually get extra points because you want to get that back into farmland and not into development.

Mr. Coen asked Mr. Howe if there was anything he wanted to say. Mr. Howe stated he came to listen to the fanner's market discussion. He stated he saw his role in extension as an agricultural advisor. He stated he sat on the Committee at one time as a Committee member, but he was just present to hear the discussion. He stated he had a professional interest in promoting Virginia agriculture and so any way he could constructively do that he was interested in participating. Mr. Howe stated he was also interested in the PDR program and stated it was a bonus tonight since he did not know the Committee was going to discuss that tonight.

5. Unfinished Business

- Chesapeake Bay/Total Maximum Daily Loads

This item was not discussed.

6. Next Meeting

- September 24, 2012 Regular Meeting

7. Adjournment

Mr. O'Hara made a motion to adjourn. Mr. Hunt seconded. The motion passed 6-0 (Mr. DeBernard was absent).

With no further business, the meeting was adjourned at 8:41 p.m.